



**5584 York Road, Granite Falls
6,250 Sq. Ft. – (.64 Acres)**

SALE PRICE: \$300,000

LEASE PRICE: NA

ZONING: Commercial

ELECTRICITY PROVIDER: TBD

NATURAL GAS PROVIDER: Piedmont Natural Gas

WATER PROVIDER: Town of Granite Falls

SEWER PROVIDER: Town of Granite Falls

COMMERCIAL AIRPORT: Charlotte-Douglas International

DISTANCE: 55.8 Miles (One Way)

REGIONAL AIRPORT: Hickory Regional Airport

DISTANCE: 5.4 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 6.5 Miles NCPINs: 2785318285

ADDITIONAL INFORMATION

Located on Hwy 321 in Granite Falls. Metal building with 3,750 sq.ft. in garage area with 24' high ceilings (gas heat). Office and lounge area is approx. 1,200 heated sq. ft. Upstairs 1,200 sq. ft. Sale is subject to court approval.

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CONTACT: (828) 726-0003

Cross Property Client Full w/photos

5584 York Road, Granite Falls NC 28630-8587

MLS#: **3516289**
 Status: **Active**
 Project Name:
 Zoning: **H-B**
 Road Front: **145**
 Legal Desc: **Parcel-id:08 52 1 16**
 Comm Loc: **Freestanding**

Category: **Commercial**
 Tax Location: **Granite Falls**
 Tax Value: **\$420,500**

Parcel ID: **08-52-1-16**
 County: **Caldwell**
 Zoning Desc:
 Deed Reference: **1283/1435 & 1802/**
 Cross Street:
 Elevation: **1000-1500 ft. Elev.**

List Price: **\$350,000**



General Information

Type: **Warehouse/Office**
 Secondary Type: **Auto Service**
 Documents: **Appraisal, Survey**
 Restrictions: **None**

Restrictions Rmks: **N**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1999**
 Construct Status: **Complete**
 Prop Compl Date:
 Construction Type: **Site Built**
 # of Bldgs: **1**
 # of Units: **1**
 # of Rentals:
 # of Stories: **2**
 Baths Total: **1.20**

Additional Information

Prop Fin: **Cash/Only, Conventional**
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **Subject to Court Approval**
 Road Responsibility: **Publicly Maintained Road**

Listing Information

Trans Type: **For Sale**
 Sale/Lease Incl: **Land**
 In City: **Yes**
 \$/Acre: **\$546,875**
 Potential Income:

Square Footage

Min Sqft Avail: **6,150**
 Max Sqft Avail: **6,150**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft: **400**
 Warehouse Sqft: **4,500**
 Garage Sqft: **3,750**
 Total: **2,400**

Recent: **06/17/2019 : NEWs : ->ACT**

Features

Lake/Water Amenities: **None**
 Total Parking: **12** # of Docks: **0** # Drive In Doors: **3** Rail Service: **No**
 # Bays: **3** Flooring: **Other - See Media/Remarks**
 Foundation: **Slab**
 Construction: **Metal**
 Roofing: **Metal**
 Access: **State Road**

Utilities

Heating: **Gas** Cooling: **Office only**
 Utilities: **City Sewer, City Water**

Land Information

Approx Acres: **0.64** Flood Plain: **No** Approx Lot Dim: **145x77x303x235**

Remarks

Public Remarks: **Excellent location right off Hwy 321 in Granite Falls. Metal building with 3750 sq ft in garage area with high ceilings (Gas heat). Office and lounge area is approximately 1200 heated sq ft. Upper area of 1200 sq ft could be converted into living area. Formerly used as the Lovelady Rescue Squad. Excellent location and design for start up business!! Appraisal and survey on file.**

Directions: **Turn right beside of Coffey Furniture on York Rd.**

Listing Information

DOM: **8** CDOM: **8** Closed Dt:
 UC Dt: Closed Price: Slr Contr:
 DDP-End Date: LTC:



Prepared By: Julian Baker